

Ref: SD 2721

Long Established and Well Appointed Restaurant - £35,000

Upstairs at Annas, 9 Castle Street, Conwy



A long established, well appointed elegant restaurant set in the heart of Conwy town offering a wide range of breakfasts, lunches, snacks, afternoon tea, bottomless brunches, cocktails and evening meals. For sale as a going concern, viewing strictly by appointment. Opening hours 10am to 5pm, 7 days a week.

NEW 10 YEAR LEASE
£35,000 PREMIUM

CALL US 01492 534881

St. Davids Commercial
Commercial House
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Colwyn Bay
Conwy
LL29 7BA
VAT Reg No. 490 1639 43

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St Davids Property Management Ltd.
Address as Above
Co. Reg. No. 02625193

Accommodation

First Floor Restaurant – 58.01m² (631 square feet).

Retail Area – 20.04m² (218 square feet).

Kitchen – 15.6m² (169 square feet).

Second Floor – 19.13m² (208 square feet).

Shared Toilets – 8.5m² (92 square feet).

With Office Upstairs.

Ground Floor Extended Storage – 21m² (228 square feet).

Rateable Value £12,500.00.

EPC C Rating – expires 04/08/2034.

Fully Fitted and Equipped – Detailed Inventory (available after a viewing).

Accounts – Profitable (also available after a viewing).

NEW 10 YEAR LEASE

RENTAL - £10, 845.00 PER ANNUM

3 YEAR REVIEW. POSSIBLE 5 YEAR BREAK.

Newly Reduced PREMIUM

OFFERS OVER £55,000.00

VIEWING STRICTLY BY APPOINTMENT ONLY.

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of

each of the statements contained in these particulars. August 2025. Subject to contract. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors.

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£35,000 PREMIUM